



4. **Regular Council - April 18, 2016**

RES.R16-851 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Regular Council  
meeting held on April 18, 2016, be adopted.  
Carried

RES.R16-852 It was Moved by Councillor Villeneuve  
Seconded by Councillor LeFranc  
That the agenda be varied to address  
Corporate Reports R100 and R098 before the Public Hearing portion of the meeting.  
Carried

**B. DELEGATIONS – PRESENTATION**

1. **Claire McCallum, Federation of Canadian Municipalities 2016 Canadian Women in Municipal Government Scholarship**

File: 0290-20

Council recognized Claire McCallum as a recipient of this year's Canadian Women in Municipal Government scholarship.

An active member of her school's student council, Ms. McCallum was awarded the scholarship for her research essay on "How women make a difference in community service, leadership positions and politics."

Mayor and Council presented Ms. McCallum with a commemorative certificate in acknowledgment of her tremendous achievement.

2. **Sheldon Tetreault, Guerin Tetreault Governance Consulting Aboriginal Leadership Committee**

File: 5080-01

Sheldon Tetreault was in attendance before Council to speak to the Surrey Urban Aboriginal Social Innovation Strategy.

**Note:** See Corporate Report 2016-R100 under Section G.

The following comments were made:

- The City of Surrey is located on traditional native land comprised of traditional territories of the Semiahmoo, Katzie, Kwikwetlem, Kwantlen, Qayqayt and Tsawwassen First Nations.





3. Authorize staff to continue to work with the Surrey Aboriginal Leadership Committee on the development of Phase II of the Surrey Urban Aboriginal Social Innovation Strategy.

RES.R16-853

Carried

**Item No. R098** Surrey Libraries Strategic Plan, 2016 - 2018  
File: Strategic Plan

The Chair, Surrey Libraries Board and the Chief Librarian submitted a report to provide information about the Strategic Plan that has been developed for Surrey Libraries that will assist in guiding the activities of staff and the decisions of the Board for the years 2016 through 2018.

The Chair, Surrey Libraries Board and the Chief Librarian were recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Woods  
Seconded by Councillor Villeneuve  
That Council receive as information the  
Surrey Libraries Strategic Plan for 2016 – 2018, a copy of which is attached to Corporate Report R098 as Appendix "I".

RES.R16-854

Carried

## B. DELEGATIONS – PUBLIC HEARING

1. **Surrey Zoning Amendment Bylaw No. 18703**  
**Application: 7915-0092-00**

CIVIC ADDRESS: 9388 – 125 Street

APPLICANT: Orbit Holding Ltd., Jagjit Sekhon, Sukhwinder and Partap Singh  
c/o Mainland Engineering (2007) Corporation  
(Rajeev Mangla)

**Note:** Change in ownership

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Single Family Residential (12).  
The applicant is proposing to subdivide into 3 single family small lots with front access side-by-side double-car garages.

In addition, a development variance permit is being sought to reduce the minimum width for a front access side-by-side double car garage from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for all proposed lots.



The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed Bylaw.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. & J. Baxter			X
Concerned Citizen		X	

2. **Surrey Zoning Amendment Bylaw No. 18715**  
**Application: 7915-0294-00**

CIVIC ADDRESS: 10450 – 127 Street and Portion of 10460 – 127 Street

APPLICANT: Amarjit and Charnjit Johal and Gurdev Pattar  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is seeking to rezone a portion of the site from Single Family Residential to Single Family Residential (12). The applicant is proposing to consolidate the site with the adjacent property (10470 – 127 Street) in order to subdivide into 11 single family lots.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

L. Wainwright, 104 Avenue & 127 Street: The delegation expressed the following concerns: 1) lack of on-street parking, 2) potential reduction of property values; 3) impact on local traffic, 4) access and egress to the proposed development and the impact on 104A Street; and, 5) secondary suites with multiple vehicles.

Staff noted there will be road-widening on the west and south side of the development. There will also be a new road on 127A Street and with future development there will be a connection to 105 Avenue and a possibility of providing alternative access to 128 Street on the east side.

In response to a question from Council, staff clarified that 104A is a full road but there would be road works to the north side of 104A in terms of widening and street lights and that 104A Avenue will have an alternate width of 8.5 metres which will allow parking on both sides of the road.

Concerned Resident, 104 Avenue & 127 Street: The delegation expressed the following concerns: 1) the development is not in keeping with the neighbourhood context; and, 2) the lot configuration should be modified to reduce traffic if a cul-de-sac was created.

C. Johnson, 104 Avenue & 127 Street: The delegation expressed the following concerns: 1) proposed road alignment on 105A Avenue to 128 Street is not possible due to the construction of a new house; and, 2) the proposed traffic plan for the proposed development.

In this proposed alignment, staff clarified that the concept plan for the area will be dependent on development taking place in order to realize the road network. The plan is contingent on the developer constructing the three frontages to provide access to 127 Street.

In response to concerns from a delegation, staff clarified that the plans before Council are contingent on the owner's interest in future development.

C. Dixon, 104 Avenue & 127 Street: The delegation expressed the following concerns: 1) the proposed development is not in keeping with the neighbourhood context, 2) the current road alignment does not support additional density, 3) on street parking will not be possible to accommodate additional residents and secondary suites.

In response to a question from Council, staff noted that on July 22, 2013 this Concept Plan came to the Public Hearing for approval.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
A. Singh			X
L. Kreutz		X	
C. Dixon		X	

3. **Surrey Official Community Plan Text Amendment Bylaw No. 18716**  
**Surrey Official Community Plan Amendment Bylaw No. 18717**  
**Surrey Zoning Amendment Bylaw No. 18718**  
**Application: 7916-0013-00**

CIVIC ADDRESS: 9900 – 140 Street and 14150 Green Timbers Way

APPLICANT: City of Surrey c/o Engineering Department, Realty Services Division (Ken Woodward)

PURPOSE: To amend the Surrey Official Community Plan Bylaw, 2013, No. 18020 in order to permit a higher density of Floor Area Ratio for the subject sites at 9900 – 140 Street and 14150 Green Timbers Way. The applicant is seeking to redesignate the site from Mixed Employment to Multiple Residential and rezone the site from One-Acre Residential to Comprehensive Development.



The applicant is proposing to accommodate future institutional, residential, office and civic uses including a care facility, emergency shelter/transitional housing, offices and a bio-energy facility.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

Mayor Hepner requested staff to provide members of the public in attendance with a high-level overview of the proposed development.

Staff noted that the subject site involves two properties between Green Timbers Way and 140 Street. The proposal includes a general development permit to allow for a variety of uses.

Green Timbers Park is located to the North, E-Division is located to the East and there is multi-residential development to the West within the City Centre Plan. The site was previously owned by the Province and is 5-Hectares in size (Green Timbers is 452 Hectares). In 2013 the Province contemplated putting the property up for sale under the Estate Release of Assets for Economic Development program and sold it to the City of Surrey.

There is a conceptual plan with key parameters on the site including an edge buffer (33 feet wide) to interface with Green Timbers Park, and a riparian area for Quibble Creek.

A more detailed arbourist report will be prepared in the detailed design phase as well as an environmental report regarding setbacks to Quibble Creek.

Staff provided a historical overview of Green Timbers forest and noted that in 1996 and in 1998 there were referendums for the forest to be designated as an urban forest in perpetuity.

D. Schuetze, 102 Avenue & 138 Street: The delegation spoke in opposition to the rezoning and made the following comments: 1) the subject lands should be re-dedicated as part of Green Timbers Park; 2) other locations would be more suitable for multi-use development and transitional housing, 3) lands should be retained as a recreational resource, 4) more access points into the park should be created, 5) The development process should be put on hold and Green Timbers should be reviewed as a whole, 6) potential negative impact on local wildlife; and 7) the Public Consultation process should be continued.

R. Overall, 98 Avenue & 140 Street: The delegation spoke in opposition to the development proposal and expressed the following concerns: 1) increased traffic, 2) speed limits on local roads; and, 3) proposed extensive tree removal.

A. Walker, Park Drive: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the greenspace should be preserved and the trees should be kept intact; and, 2) the area should be rezoned and dedicated as parkland.



Mayor Hepner clarified that the area is not currently part of Green Timbers and is not zoned as parkland.

K. Fisher, Devonshire Drive (on behalf of the Lark Group): The delegation spoke in support of the application and noted that he has 95 letters in support.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the letters of support be received as  
information.

RES.R16-855

Carried

M. Alexander, 8 Avenue & 171 Street: The delegation spoke in favour of the proposed development and made the following comments: 1) the application will enhance the existing businesses in the area and the proposal is a good plan.

J. Foulkes, 74 Avenue & 191 Street (Director Green Timbers Society): The delegation spoke in opposition of the proposed development and made the following comments: 1) the forest was dedicated as treed area in perpetuity in 1930; and, 2) requested Council to take time to assess what is being lost.

Concerned Citizen: The delegation expressed concern regarding the potential for a bioenergy facility if the zoning is approved.

Staff clarified that if a bioenergy facility was proposed the development permit process would need to be taken.

D. Jack, President Surrey Environmental Partners: The delegation spoke in opposition to the proposed application and expressed the following concerns: 1) the Heritage Society was consulted regarding the roads situation; however, the Western Canada Wilderness Committee should also have been consulted as part of the process, 2) a complete comprehensive process should be completed in terms of both plant and wildlife, 3) there is a danger for smoking and fires with the increased density, 4) if the plan is to go ahead, there should be a plan in place for the relocation of wildlife; and, 5) the heritage trees should not be removed or negatively impacted.

Council requested staff to provide clarification regarding the proposed tree retention area denoted on plans for the subject site. Staff noted that the trees have been identified to be retained, given their quality, and it could be addressed by either Park or through restrictive covenant. Riparian area setbacks will be determined in perpetuity and there will be a 33 feet (10 metre) buffer.

B. Potma, 101 Avenue & 138 Street (Member of Green Heritage Society): The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the development should not go forward; and, 2) the land is being removed from Green Timbers Forest in a piecemeal fashion.

Council requested clarification from staff regarding the designation of the area and when the designation of Mixed Employment occurred; staff noted that the land use was designated when the new Official Community Plan (OCP) was adopted.

Concerned Citizen, 139 Street & Fraser Highway: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the proposed tree removal plan, 2) proposed transitional housing and impact on local residents, 3) potential for negative impact on wildlife; and, 4) traffic issues.

Mayor Hepner clarified that there is limited transitional housing in the City of Surrey and further clarified that the purpose of tonight's Public Hearing is to address the proposed land use.

G. Rice, 103 Avenue & 125A Street: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the area should be included as part of the protected forest as an adjunct to Green Timbers, 2) there are significant numbers of trees that will be lost on the site; and 3) the site is not suitable for transitional housing.

E. Model, CEO Downtown Surrey BIA: The delegation spoke in support of the proposed development and made the following comments: 1) the BIA supports the zoning change, the care facility, the offices and the transitional housing; 2) the BIA recognizes the importance of maximizing support for Surrey's most vulnerable residents, 3) the location is ideally situated next to an ambulatory resource, 4) the development supports the long term tax base of the City, 5) the residential component is vital to address the memory loss for seniors unable to live independently; and, 6) the proposed bioenergy facility would help to reduce the carbon footprint and is conducive to shaping Surrey as a major urban centre.

E. Holcombe, 99 Avenue & 140 Street: The delegation expressed the following concerns: 1) there is an elementary school around the corner, 2) there is a huge problem in the area with homelessness; 3) increased traffic, and; 4) the development is not in keeping with the neighbourhood context.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
V. Sharma		X	
H. & S. Pranjivan		X	
B. & P. Bhagat		X	
X. Wang		X	
R. Marguerite		X	
J. Thomas		X	
K. Romanow		X	
B. Potma			X
M. Williamson		X	
B. Goheen		X	
D. Schuetze		X	
L. Walker		X	
A. Dye		X	



NAME	FOR	AGAINST	CONCERN
V. Ludbrook		X	
A. Walker		X	
M. Murray		X	
A. Patel		X	
A. Raven		X	
J. Conrad		X	
I. & K. Kennett		X	
P. Shrestha			X
A. Ramakrishnan		X	
S. Hall		X	
T. Perkins		X	

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
8 Individuals		X	

4. **Surrey Zoning Amendment Bylaw No. 18706**  
**Surrey Zoning Amendment Bylaw No. 18707**  
**Application: 7915-0347-00**

CIVIC ADDRESS: 5810 – 152 Street and 5811 Kettle Crescent West

APPLICANT: Terrance Austin, Carole Youds, Mandeep and Swarnjeet Johal, Tarsam and Surinder Johal  
 c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential and Comprehensive Development (By-law No. 17603) to Comprehensive Development and Half-Acre Residential Gross Density. The applicant is proposing to subdivide into 13 half-acre residential lots.

In addition, a development variance permit is being sought to reduce the minimum lot width for proposed lots 9 and 12 in order to provide an efficient subdivision layout.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

O. & D. Seiler, 58 Avenue & 152 Street: The delegation noted they were not opposed to the development but expressed concerns regarding drainage and noted that the drainage tiles in their yard were recently redone due to flooding from an adjacent development; whenever it rains water drains from the west and north on their property.



Staff clarified there are design criteria the development will need to meet and the applicant will be required to address the natural contouring as part of the servicing side.

C. Dalglish, 60 Avenue & 150th Street: The delegation expressed concern regarding the potential negative impact on local schools and noted that the current level of development is not sustainable with the shortage of schools.

Mayor Hepner clarified that the City of Surrey has and will continue to work with the Province to address concerns surrounding the need for more schools within the City and the current policy of not building until the school is overcapacity.

P. Brackenbury, 59 Avenue & 154 Street: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) safety issue regarding access and egress on to 152 Avenue; and, 2) the temporary road be removed before the development goes through.

Staff noted that the road east of the cul-de-sac will be removed and confirmed that the work will be done by the developer as part of the servicing side.

Concerned Citizen: The delegation is opposed to the application and expressed the following concerns: 1) it is unclear of what will happen with the development to local traffic; 2) the road grade is more than 5 percent; and, 3) the road should remain closed until traffic lights could be installed.

Staff clarified that at this time, there are no specific traffic calming measures for the area. There will be an opportunity to turn south to 152 and an opportunity to drive through to Panorama Ridge as well. In response to a question from the delegation 153A has a statutory-right-of-way and it will be closed as part of the application.

D. Jack, President, Surrey Environmental Partners: The delegation noted that the developer will be providing area to open space, however there are a significant number of trees that should be replaced and restored; there is a high percentage of trees being lost in the development proposed.

E. Jones, 84A Avenue & 145 Street: The delegation spoke in opposition of the proposed development and expressed the following concerns: 1) potential impact on local schools, 2) children who live in catchment areas are on waiting lists and do not have access to their local schools, 3) the subject lots cannot be looked at independently, the site needs to be looked at as a "whole"; and, 4) there needs to be a building moratorium in the area.

M. Myers, President, École Woodward Hill, Parent Advisory Council and School Planning Council: The delegation expressed the following concerns: 1) insufficient traffic calming measures, 2) lack of local infrastructure; and, 3) potential negative impact on local area resident safety.

Mayor Hepner noted that the issue is at the Provincial level and the practice of not building schools until a school is at capacity. There is a ground swell of support for building schools in advance of the "over capacity" requirement that has been in place. The City of Surrey makes every effort to ensure the infrastructure shifts in that regard.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. & D. Rumley			X
O. & D. Seiler			X
Petition - 34 Signatures		X	

5. **Surrey Land Use Contract No. 85 Partial Discharge Bylaw No. 18704**  
**Surrey Zoning Amendment Bylaw No. 18705**  
**Application: 7915-0202-00**

CIVIC ADDRESS: 17460 – 61A Avenue

APPLICANT: Saurabh Sethi and Anjali Sharma

PURPOSE: The applicant is requesting to discharge Land Use Contract No. 85 from the property to allow the underlying Single Family Residential Zone to come into effect. The applicant is seeking to rezone the property from Single Family Residential to Comprehensive Development. The proposal is to permit a child care centre within a single family dwelling, for a maximum of 20 children.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed Bylaw.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
F. & E. Perry	X		
R. Eliason		X	

**6. Surrey Zoning Amendment Bylaw No. 18708**  
**Application: 7916-0020-00**

CIVIC ADDRESS: 2532 – 164 Street

APPLICANT: Firozali Punjani, Shirazali Jumani, Salim Jamal and Dawood Alibhai c/o Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (10) and Single Family Residential (12). The applicant is proposing to subdivide into 17 small single family lots.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concerns regarding the tree replacement policy, the cap on the per acre replacement costs leaves a deficit of 27 trees with the way the current formula works.

**7. Surrey Official Community Plan Amendment Bylaw No. 18713**  
**Surrey Zoning Amendment Bylaw No. 18714**  
**Application: 7915-0229-00**

CIVIC ADDRESS: 13160 – 20 Avenue (13186 – 20 Avenue)

APPLICANT: Laronde Woods Ltd.  
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is seeking to redesignate the property from Suburban to Urban and rezone the property from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 20 single family residential lots.

In addition, a development variance permit is being sought to reduce the lot depth on proposed lot 16 and reduce setbacks on several of the proposed lots in order to retain trees.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.



L. Cormack Wilson, Amble Greene Drive: The delegation spoke in favour of the proposal but expressed the following concerns: 1) the road design should eliminate bottlenecks, U-turns; 2) the development should be single-family, 3) cross-walk and pedestrian light should be installed at intersection of 20 Avenue and Laronde Drive, 4) sidewalks and curbs should be added, 5) the crosswalk needs to align with the school, 6) pickup access needs to be located in the front of the school with additional parking and traffic flow, 7) requested the developer to leave a neighbourhood footprint that they would be proud to live in, 8) the developer committed to leaving more trees and putting children's safety paramount; and, 9) requested Council to approve it and complete roadworks before school starts.

S. Stauffer, Amble Greene Drive: The delegation spoke in opposition to the application and expressed the following concerns: 1) the application contains discrepancies with the allowable FAR and NCP, 2) potential for illegal secondary suites, 3) reduced setbacks and requested variances, 4) potential negative impact on local residential parking; 5) requested variances will leave no room for sidewalks; 6) the proposed development is unacceptable; 7) the development is not in keeping with the neighbourhood context; and, 8) negative impact on trees and wildlife.

Council requested clarification regarding what should be situated on the subject sites. The delegation noted the assessed value is high and the developer is looking to make a quick dollar. The delegation noted that he would support 9 lots.

T. Phillips, Laronde Drive: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) loss of trees, 2) construction noise/traffic, 3) community safety, 4) the development is not in keeping with the neighbourhood context, 5) negative impact on local schools, 6) this development is setting a dangerous precedent, 7) requested variances are excessive and were not proposed during the open house the developer submitted, 8) pedestrian safety with two-way traffic flow in front of the school, 9) potential negative impact on local schools, 10) the current proposal has never been presented to the local neighbours; and, 11) the lot size versus the house size.

A. Nevison, Laronde Drive: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) potential negative impact on local traffic, 2) the proposed location of the through road; and, 3) there should be an alternative proposal.

I. Ferguson, Laronde Drive: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the public consultation process, 2) the variance from the initial concept of the proposal presented to residents, 3) smaller lot sizes with much larger houses, 4) homes built with suites, 5) significant loss of trees associated with the proposed development, 6) the proposed development is not in character with the neighbourhood context, 7) the density of the homes should be reduced and the setbacks denied; and 8) the proposed road alignment to 20 Avenue will cause safety issues with children drop off and pick up.

G. Niven, Laronde Drive: The delegation spoke in opposition to the proposal and noted that the proposed ingress and egress for the development should be re-validated.

K. Rowan, Amble Greene Drive: The delegation spoke in support of the proposal but expressed the following concerns: 1) enhanced interface on the eastern border that is 3.5 metres wide, there should be a buffer with treed area and greenspace for privacy; and, 2) a restrictive covenant should be added to the title on the properties on the eastern border to preserve the greenspace.

M. Koka (Agent on behalf of the Developer): The Agent made the following comments: 1) the application has a progression of lots available that works with the transition of the neighbourhood, 2) the Agent clarified it was always presented as an RF 20 Lot subdivision during neighbourhood consultation, and 3) the developer worked with an arborist and many of the trees were unsuitable for retention, 43% were not suitable which left a mix of marginal (co-dependent on other trees) and suitable trees. Of the suitable trees there were 20+ trees that need a typical replacement size of 8 inches in diameter but the developer has committed to put in large 12 inch trees, the retained trees and the larger mature trees are specifically placed to ensure a buffer, 4) road width at Laronde Drive is 20 metres, the west side is 16.5 metres wide and it will be expanded to 17 metres to meet the current city bylaw, 5) the only requested variances are proposed for tree retention, asking for relaxation in the setback to protect the trees already growing there, 6) the relaxation will allow for double-car garages, 7) suites will not be built if the bylaw cannot be met, 8) the only change that happened to the proposal is that there will be three lots that front on 20th Avenue and there are three that front onto Laronde, the density and size of lots were not changed, and 9) the Agent provided an overview of the comments received, 75 comments were received in total.

Council requested clarification regarding the sidewalks; the Agent noted that sidewalk improvements will be on Amble Greene Drive and 21 Avenue. There is also traffic calming proposed in the form of speed bumps down on 131 and around 19A. There has always been a commitment to work with the School District to address traffic safety in the area.

Council requested clarification as to why total access could not be through 20 Avenue instead of going through Laronde Drive. The Agent noted that Laronde is reduced to a half road standard and there is an existing road-right-of-way to align with 131B Street on the north side of 20 Avenue. Council asked if the subdivision could be achieved with having everything connect off of 20 Avenue and in cul-de-sac form. The Agent noted that it would be possible; however, based on the expectation of the City, the connection was put forward with how the neighbourhood would see the completion of that road.

Council requested clarification regarding the 3,000 square feet vs. the 6,000 square feet. The Application is for a standard RF lot and would meet the expectation of the existing zoning. There is a provision of the basement; the Agent is not sure of where the 6,000 sq. ft. figure came from. The Agent noted that 3,500 square feet is permitted plus the basement.







Concerned Citizen: The delegation spoke in opposition to the development and made the following concerns: 1) the density is not in keeping with the neighbourhood context, 2) the proposed side-setbacks impact the neighborhood character; and, 3) the proposed tree removal plan.

In response to a question from Council, staff confirmed there are no side-yard setback variances requested.

N. Porter (Project Developer): The Developer made the following comments relative to the application: 1) the servicing and infrastructure is through the Laronde Drive subdivision, 2) the report online was misunderstood, the RF Zone that is existing allows suites, the Developer does not intend to build suites, the planning report simply outlines what is allowed under the zoning, 3) the homes can be 3,500 square feet under the current zone, 4) the variances requested are to save trees and will actually make the homes smaller, 5) all the homes are side-by-side double garages and they have driveways, if the wish of Council was to have a protective covenant with no suites the Developer would be amiable to doing that, 6) there was a character study submitted to staff as part of the rezoning process, 7) the developer is the builder for all of the houses, 8) the map provided shows the maximum size of house under the zoning bylaw, 9) large trees are saved and there will be more large majestic trees than anywhere else, and further there will be 20 conifer trees planted based on the house design, every house will have conifer trees to fit with the character of the neighbourhood; and, 10) the proposed subdivision will be very much in character with the existing neighbourhood.

D. Jack, President, Surrey Environmental Partners: The delegation expressed the following concerns: 1) there was a notation that trees would be removed and relocated but it was unclear where they would be relocated, and, 2) there is an issue with a \$15,000 "cap" under the tree bylaw and it is costing the city a huge number of trees.

Staff in response noted they would look at the report and provide clarification regarding the tree relocation plan for the site.

Concerned Citizen: The delegation expressed the following concerns: 1) the communication has been poor; 2) the priority is keeping the children safe, 3) the size of the basement suites and impacts on the FAR; and 4) Laronde Road does not need to go through in the specific location as proposed by the developer, there are better alternatives.

Mayor Hepner clarified that the Developer has no plans for suites and has agreed to a restrictive covenant if the application is approved.

Council requested clarification regarding the 1/2 road. Staff noted that it has been in existence as a walkway. When the lots of the west side of Laronde Drive was created, the intention was to construct Laronde Drive and the side walk would be constructed along the west side of Laronde Drive.

Concerned Citizen: The delegation expressed the following concerns: 1) how the statutory-right-of way and the restrictive covenant would work, 2) how the landscape buffer between properties would be created, 3) how wildlife would be protected; and, 4) the fact that there are no greenbelts showing on the site plans.

Mayor Hepner clarified that it would be at the discretion of Council if the application proceeds.

Staff noted that the Parks, Recreation and Culture Department reviewed the application and noted that the site is not wide enough to allow for a greenbelt / wildlife corridor.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Walmsley		X	
D. & S. Austin		X	
K. & L. Grant		X	
S. Stauffer		X	
J. Genac	X		
P. Diether		X	
G. & C. Fergala	X		
Petition - 30 Signatures	X		
Petition - 8 Signatures		X	
Petition - 11 Signatures		X	
C. & C. Munn			X
C. Diggle		X	
L. Clarke		X	
T. & A. Phillips		X	
Petition - 61 Signatures			X

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
4 Individuals	X		
5 Individuals		X	
1 Individual			X

**8. Surrey Zoning Text Amendment Bylaw No. 18487**  
**Application: 3900-20-18487**

**PURPOSE:** To amend "Surrey Zoning Bylaw, 1993, No. 12000" in order to support the development of authorized truck parking facilities in industrial zones where the transportation industry is a permitted use.

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to speak to the proposed By-law.

**MOTION TO RECESS**

Mayor Hepner called for a brief 5 minute recess at 11:40 p.m.

It was	Moved by Councillor Gill Seconded by Councillor Steele That that the Regular Council Public Hearing be recessed at 11:40 p.m. and be reconvened at 11:45 p.m.
RES.R16-857	<u>Carried</u>

The Regular Council Public Hearing meeting reconvened at 11:45 pm.

**C. COMMITTEE REPORTS****1. Transportation and Infrastructure Committee - January 18, 2016**

It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That the minutes of the Transportation and Infrastructure Committee meeting held on January 18, 2016, be received.
RES.R16-858	<u>Carried</u>

**2. Investment and Innovation Committee - February 12, 2016**

It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That the minutes of the Investment & Innovation Committee meeting held on February 12, 2016, be received.
RES.R16-859	<u>Carried</u>

**3. Culture Development Advisory Committee - February 16, 2016**

(a) It was	Moved by Councillor Villeneuve Seconded by Councillor Steele That the minutes of the Culture Development Advisory Committee meeting held on February 16, 2016, be received.
RES.R16-860	<u>Carried</u>



- (b) The recommendations of these minutes were considered and dealt with as follows:

**2016/2017 Fees & Charges**

File: 1810-01

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council:

1. Adopt the proposed 2016/2017 Fees & Charges increases to the existing By-Law No. 15391: Parks, Recreation & Culture Rental and Admission Fees as generally described in this report; and
2. Adopt the 2016/2017 Fees & Charges Schedule (Appendix I) and direct staff to add it to the Surrey Parks, Recreation and Culture Fee-Setting By-law.

RES.R16-861

Carried

**4. Environmental Sustainability Advisory Committee - March 30, 2016**

- (a) It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That the minutes of the Environmental Sustainability Advisory Committee meeting held on March 30, 2016, be received.

RES.R16-862

Carried

- (b) The recommendations of these minutes were considered and dealt with as follows:

**Recycling at City Events**

File: 5380-01

It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That Council consider requesting staff to conduct a review and develop a strategy for the elimination of the use of Styrofoam at all community events held on City of Surrey property.

RES.R16-863

Carried

**5. Internal Audit Committee - April 25, 2016**

- It was Moved by Councillor Gill  
Seconded by Councillor Starchuk  
That the minutes of the Internal Audit Committee meeting held on April 25, 2016, be received.

RES.R16-864

Carried

**6. Audit Committee – April 25, 2016**

It was Moved by Councillor Gill  
Seconded by Councillor Starchuk  
That the minutes of the Audit Committee  
meeting held on April 25, 2016, be received.  
RES.R16-865 Carried

**D. BOARD/COMMISSION REPORTS**

**1. Surrey Heritage Advisory Commission - March 16, 2016**

It was Moved by Councillor Woods  
Seconded by Councillor Steele  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on March 16, 2016, be received.  
RES.R16-866 Carried

**E. MAYOR'S REPORT**

Mayor Hepner read the following proclamations:

- (a) Emergency Preparedness Week – May 1 – 7, 2016
- (b) Elizabeth Fry Week – May 1 – 7, 2016
- (c) Surrey World Labyrinth Day: Walk as One for Peace – May 7, 2016
- (d) Tzu Chi Day – May 8, 2016
- (e) Neighbourhood House Week – May 8 – 14, 2016
- (f) Chronic Fatigue Syndrome and Fibromyalgia  
International Awareness Day - May 12, 2016
- (g) Public Works Week – May 15 – 21, 2016
- (h) Cycling4Diversity Week – May 22 – 28, 2016

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS (Continued)**

The remaining Corporate Reports, under date of May 2, 2016, were considered and dealt with as follows:

**Item No. R091** Amendments to Water Shortage Response By-law, 2004, No. 15454  
File: 5600-15

**Note:** See Bylaw No. 18721 under Section H.

The General Manager, Engineering submitted a report to obtain Council approval of amendments to the Water Shortage Response By-law, 2004, No. 15454, in response to the changes in the lawn sprinkling restrictions introduced by Metro Vancouver.

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Approve amendments to Water Shortage Response By-law, 2004, No. 15454 as documented in Appendix "I" to corporate Report R091; and
2. Authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings.

RES.R16-867

Carried

**Item No. R092** Amendments to Surrey Train Whistle Cessation By-law, 2012,  
No. 17535  
File: 1711-007

**Note:** See Bylaw No. 18722 under Section H.

The General Manager, Engineering submitted a report to obtain Council approval to amend the Surrey Train Whistle Cessation By-law, 2012, No. 17535 to remove references to obsolete requirements and other non-applicable legislation.

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.



It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council:

1. Approve amendments to the Surrey Train Whistle Cessation By-law, 2012, No. 17535 as documented in Appendix "I" to Corporate Report R092; and
2. Authorize the City Clerk to bring forward the necessary Amendment Bylaws for the required readings.

RES.R16-868 Carried

**Item No. R093** Award of Contract M.S. 1716-002-11: 2016 Arterial and Collector Road Paving  
 File: 1716-002/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1716-002-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Winvan Paving Ltd.	\$2,354,361.22	No Change
2. Lafarge Canada Inc.	\$2,519,992.65	No Change
3. BA Blacktop Ltd.	\$2,622,831.16	No Change

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council:

1. Award Contract M.S. 1716-002-11 to Winvan Paving Ltd. in the amount of \$2,354,361.22, including GST, for the 2016 Arterial and Collector Road Paving at various locations throughout the City; and
2. Set the expenditure authorization limit for Contract M.S. 1716-002-11 at \$2,589,800.00, including GST and contingency.

RES.R16-869 Carried

**Item No. R094** Award of Contract M.S. 1716-003-11: 2016 Minor Road Paving Program  
 File: 1716-003/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1716-003-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Winvan Paving Ltd.	\$2,458,414.61	No Change
2. Lafarge Canada Inc.	\$2,496,245.85	No Change
3. Jack Cewe Ltd.	\$2,625,000.00	No Change
4. BA Blacktop Ltd.	\$2,726,370.00	No Change

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Award Contract M.S. 1716-003-11 to Winvan Paving Ltd. in the amount of \$2,458,414.61, including GST, for the 2016 Minor Road Paving Program; and
2. Set the expenditure authorization limit for Contract M.S. 1716-003-11 at \$2,705,000.00, including GST and contingency.

RES.R16-870

Carried

**Item No. R095** Award of Contract M.S. 1716-009-11: 2016 Miscellaneous Road Works Package  
File: 1716-009/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1716-009-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Eurovia British Columbia Inc.	\$1,931,114.22	No Change
2. B&B Contracting (2012) Ltd.	\$1,992,600.00	No Change
3. Lafarge Canada Inc.	\$2,028,850.95	\$2,028,895.37
4. TAG Construction Ltd.	\$2,079,541.80	No Change
5. Winvan Paving Ltd.	\$2,376,435.97	\$2,376,477.97

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Award Contract M.S. 1716-009-11 to Eurovia British Columbia Inc. in the amount of \$1,931,114.22, including GST, for the 2016 Miscellaneous Road Works Package; and
2. Set the expenditure authorization limit for Contract M.S. 1716-009-11 at \$2,125,000.00, including GST and contingency.

RES.R16-871

Carried

**Item No. R096**

Parking Update – Proposed Amendments to Surrey Zoning By-law No. 12000  
File: 5480-01

**Note:** See Bylaw No. 18719 under Section H.

The General Manager, Engineering and the General Manager, Planning and Development submitted a report to obtain Council approval for amendments to *Surrey Zoning By-law, 1993, No. 12000* as it relates to off-street parking requirements.

The General Manager, Engineering and the General Manager, Planning and Development were recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Receive Corporate Report R096 as information;
2. Approve amendments to Part 1 "Definitions" and Part 5 "Off-Street Parking and Loading/Unloading" of *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendices "I" and "II" of the report; and
3. Authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings and to set a date for the related public hearing.

RES.R16-872

Carried

**Item No. R097**

2015 Annual Financial Report  
File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with information about the results of the audit of the City of Surrey 2015 financial statements and to have Council accept such statements, which will then be included in the City's 2015 Annual Financial Report.



The General Manager, Finance and Technology was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Receive Corporate Report R097 as information; and
2. Accept the 2015 Audited Financial Statements as presented in Appendix "I" to the report.

RES.R16-873

Carried

**Item No. R099** Supplemental Funding Requests – 2016 Cultural Grants Program  
File: 1850-01

The General Manager, Parks, Recreation and Culture and the General Manager, Finance and Technology was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the following Cultural  
Grants:

1. a supplemental grant to the "Dusty Babes Artist Collective" in the amount of \$2,984; and
2. a supplemental grant to the "Kent Street Choristers" in the amount of \$3,350.

RES.R16-874

Carried

Before the Bylaw Portion of the Public Hearing meeting, Mayor Hepner requested that the Regular Council Public Hearing of May 2, 2016 be recessed and reconvene again on **Monday, May 9, 2016 at 5:00 p.m. in the Council Chambers at City Hall.**

It was Moved by Councillor Woods  
Seconded by Councillor Villeneuve  
That the Monday, May 2, 2016 Regular  
Council - Public Hearing meeting be recessed and reconvene on **Monday, May 9, 2016 at 5:00 p.m. in the Council Chamber at City Hall** in order to proceed with the remaining items on the agenda.

RES.R16-875

Carried

The Regular Council - Public Hearing meeting adjourned at 11:48 p.m.

**Present:**

Chairperson - Mayor Hepner  
Councillor Gill  
Councillor LeFranc  
Councillor Starchuk  
Councillor Steele  
Councillor Villeneuve  
Councillor Woods  
Councillor Martin

**Absent:**

Councillor Hayne

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation and Culture  
General Manager, Planning & Development  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Manager, Land Development, Engineering

Mayor Hepner called the meeting to order at 5:00 p.m. on Monday, May 9, 2016, in Council Chamber at City Hall to resume the Regular Council Public Hearing meeting of Monday, May 2, 2016 in order to address the remaining items on the agenda.

**H. BY-LAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18703"**  
7915-0092-00 – Orbit Holding Ltd., Jagjit Sekhon, Sukhwinder and Partap Singh  
c/o Mainland Engineering (2007) Corporation (Rajeev Mangla)  
RF to RF-12 – 9388 – 125 Street - to subdivide into 3 single family small lots with  
front access side-by-side double-car garages.

**Note:** Change of ownership

Approved by Council: April 11, 2016

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18703" pass its third reading.

RES.R16-876

Carried

**Development Variance Permit No. 7915-0092-00**

9388 – 125 Street

To reduce the minimum width for a front access side-by-side double car garage  
from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for all proposed lots.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7915-0092-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.

RES.R16-877

Carried

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18715"**  
 7915-0294-00 – Amarjit and Charnjit Johal and Gurdev Pattar  
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
 RF to RF-12 –10450 – 127 Street and Portion of 10460 – 127 Street - to subdivide into  
 11 single family lots with the adjacent property at 10470 – 127 Street.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18715" pass its third reading.

RES.R16-878

Carried

Councillor Gill noted that he is supporting "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18715" and noted that it is in keeping with the South-  
 Westminster Area Plan and that the developer worked in partnership with staff to  
 achieve a significant amount of work in terms of tree protection.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment  
 Bylaw, 2016, No. 18716"**  
 7916-0013-00 – OCP Text Amendment  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further  
 amended to permit a higher density of Floor Area Ratio for the subject sites at  
 14150 Green Timbers Way and 9900 – 140 Street.

Approved by Council: April 18, 2016

- \* The Bylaw amendment has been further reviewed by Legal Services and the  
 following housekeeping changes have been made to the Bylaw:

- The reference to the new exceptions Table 7a has been moved from  
 Figure 5 and placed in the text of the OCP.
- Table 7a has been amended to include legal descriptions of the excepted  
 properties.



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18716" pass its third reading, as amended.

RES.R16-879

Carried

Staff, in response to a request from Council provided an overview of the historical plantings and the work that occurred in the Green Timbers site. Staff clarified that the current hospital site had been originally re-planted with young trees and nursery stock and was abandoned in 1966; therefore, the trees in that location were not considered heritage; and were not located within the protected heritage tree area.

The southern portion of the existing site, west of the identified riparian area, is currently parking and lawn where buildings had previously been restored and have since been demolished due to the encroachment of the riparian area.

Staff clarified that no part of the dedicated Green Timbers parkland site is included as part of the proposal before Council and there will be no impact on the riparian area. A cluster of 91 year old trees will be preserved and a further riparian area has been identified to be restored. In the detailed servicing plan additional wildlife/habitat studies will be completed.

Staff further clarified that Blocks "H" and "I" were purchased from the Province by the City recently and there were no commitments that the City is obligated to as a result of the acquisition and that the subject site was not part of the Parks Acquisition Program.

**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No.18717"**

7916-0013-00 – City of Surrey

c/o Engineering Department, Realty Services Division (Ken Woodward)

To authorize the redesignation of 9900 – 140 Street and 14150 Green Timbers Way from Mixed Employment (ME) to Multiple Residential (RM).

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18717" pass its third reading.

RES.R16-880

Carried

**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18718"**  
RA to CD – 9900 – 140 Street and 14150 Green Timbers Way - to accommodate future institutional, residential, office and civic uses including a care facility, emergency shelter/transitional housing, offices and bio-energy facility.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18718" pass its third reading.

RES.R16-881

Carried

Councillor Villeneuve noted that she supports the site closer to the hospital as a suitable location for transitional housing and a new shelter. The land use will be combined to support multiple uses. The BC Housing Authority has granted the City of Surrey an opportunity to create an emergency shelter and transitional housing facility.

Council noted that the zoning for the earlier proposed site north of Surrey Memorial Hospital should be retained as it was originally proposed which is transitional housing as the City of Surrey is behind in social infrastructure and the needs of the most vulnerable citizens in the city must be met.

As part of the detailed service plan, an arborist will be engaged to conduct a site review and further works will be conducted in order to preserve the maximum amount of trees.

Council clarified that the proposed site was never identified as part of the forested area and that the location provides complementary opportunities that should be utilized.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18706"**  
7915-0347-00 – Terrance Austin, Carole Youds, Mandeep and Swarnjeet Johal,  
Tarsam and Surinder Johal  
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)  
RA and CD to CD – 5810 – 152 Street and 5811 Kettle Crescent West - to subdivide into 13 half-acre residential lots

Approved by Council: April 11, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18706" pass its third reading.

RES.R16-882

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18707"  
RA and CD to RH-G – 5810 – 152 Street and 5811 Kettle Crescent West - to  
subdivide into 13 half-acre residential lots.

Approved by Council: April 11, 2016

RES.R16-883  
It was  
Amendment Bylaw, 2016, No. 18707" pass its third reading.  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried

**Development Variance Permit No. 7915-0347-00**

5810 – 152 Street and 5811 Kettle Crescent West  
To reduce the minimum lot width for proposed lots 9 and 12 in order to provide an  
efficient subdivision layout.

RES.R16-884  
It was  
No. 7915-0347-00 be supported and that staff be authorized to bring the Permit  
forward for issuance and execution by the Mayor and City Clerk in conjunction  
with final adoption of the related rezoning bylaw.  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
Carried

5. "Surrey Land Use Contract No. 85, Authorization Bylaw, 1974, No. 4371,  
Partial Discharge Bylaw, 2016, No. 18704"

7915-0202-00 – Saurabh Sethi and Anjali Sharma  
To discharge Land Use Contract No. 85 - 17460 – 61A Avenue - from the property  
to allow the underlying Single Family Residential Zone (RF) to come into effect.

Approved by Council: April 11, 2016

RES.R16-885  
It was  
Authorization Bylaw, 1974, No. 4371, Partial Discharge Bylaw, 2016, No. 18704" pass  
its third reading.  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 85,  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18705"  
RF to CD – 17460 – 61A Avenue - to permit a child care centre within a single  
family dwelling, for a maximum of 20 children.

Approved by Council: April 11, 2016



RES.R16-886

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18705" pass its third reading.  
Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18708"  
7916-0020-00 – Firozali Punjani, Shirazali Jumani, Salim Jamal and Dawood Alibhai  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA to RF-10 and RF-12 – 2532 – 164 Street - to subdivide into 17 small single family  
lots.

Approved by Council: April 11, 2016

RES.R16-887

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18708" pass its third reading.  
Carried  
with Councillors Woods and Villeneuve  
opposed

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw,  
2016, No. 18713"  
7915-0229-00 – Laronde Woods Ltd.  
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
To authorize the redesignation of 13160 – 20 Avenue from Suburban (SUB) to  
Urban (URB).

Approved by Council: April 18, 2016

Before the motion was put:

Councillor Woods expressed concern with the loss of the tree canopy and  
requested that the "Surrey Official Community Plan Bylaw, 2013, No. 18020,  
Amendment Bylaw, 2016, No. 18713" be referred back to staff to work with the  
developer to address concerns raised during the Public Hearing portion of the  
meeting in terms of tree canopy and lack of infrastructure concerning schools.

RES.R16-888

It was Moved by Councillor Woods  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2016, No. 18713" be referred back to staff to  
address the concerns raised during the public hearing regarding tree canopy and  
the lack of infrastructure concerning schools.  
Defeated  
with Councillors Martin, Gill, Steele,  
Starchuk, and LeFranc and Mayor Hepner  
opposed

RES.R16-889

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18713" pass its third reading.  
Carried  
 with Councillor Woods opposed

Council noted that the developer has done a good job and that the Semiahmoo Plan reflects the principles outlined within the context of the plan. The proposed road alignment is consistent with the plans for the site and the study was originally completed in 1989. The Applicant is providing \$150,000 for use of the School's discretion. The real issue is the traffic circulation that would be occurring on Laronde Drive, developing the proposed site would improve local access to all area residents and distribute the traffic flows evenly.

Based on those principles, there is value in the project with the way it was presented to Council; the developers also indicated they were prepared to work with staff to place a protective covenant on the site to restrict the size of home that can be built and that there are no secondary suites allowed in this development.

Councillor Villeneuve noted that there are two houses on the proposed plan that the Applicant should consider removing entirely to help to enhance the RF component of the development.

Council requested staff to work with the Applicant to ensure that there is traffic calming on the street so that the road connections do not become "cut-throughs", and the traffic calming plan needs to be reviewed.

Mayor Hepner noted that the local school is considered a "destination school" and it would be helpful to understand the parameters surrounding the Surrey School Board's decision in that regard.

**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18714"**  
 RA to RF - 13160 - 20 Avenue - to subdivide into 20 single family residential lots.

Approved by Council: April 18, 2016

RES.R16-890

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18714" pass its third reading.  
Carried

**Development Variance Permit No. 7915-0229-00**

13160 – 20 Avenue

To reduce the lot depth on proposed lot 16 and reduce setbacks on several of the proposed lots in order to retain trees.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7915-0229-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.

RES.R16-891

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That staff work with the Applicant to enact a

restrictive covenant limit the size of the house that can be built in keeping with the neighbourhood context and character and that no secondary suites be permitted.

RES.R16-892

Carried

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18487"**

3900-20-18487 – Regulatory Text Amendment

"Surrey Zoning Bylaw, 1993, No. 12000" as amended is further amended to support the development of authorized truck parking facilities in industrial zones where the transportation industry is a permitted use.

Approved by Council: April 18, 2016

Corporate Report Item No. 2016-R085

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Text Amendment Bylaw, 2016, No. 18487" pass its third reading.

RES.R16-893

Carried



**PERMITS – APPROVALS**

9. **Development Variance Permit No. 7916-0038-00**  
7916-0038-00 – PSJC Management Ltd., Inc. No. BCo764155  
c/o D.A. Horvath Consultants Ltd. (Irene Horvath)  
13805 – 104 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) in Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a small drug store and an existing small-scale drugstore is reduced from 400 metres (1,300 ft.) to 249 metres (817 ft.).

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7916-0038-00.

RES.R16-894

Carried

10. **Development Variance Permit No. 7916-0064-00**  
7916-0064-00 – Gurdeep Singh Rai  
c/o NJD Holdings Inc. (Gurdev Dhillon)  
14157 – 79A Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) To reduce the minimum front yard (141B Street) setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.);  
and  
(b) To reduce the minimum rear yard setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

**Note:** One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7916-0064-00 at the time the agenda was printed.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7916-0064-00 be approved; that the Mayor and Clerk be authorized to sign the  
 Permit; and that Council authorize the transfer of the Permit to the heirs,  
 administrators, executors, successors, and assigns of the title of the land within the  
 terms of the Permit.

RES.R16-895

Carried

**11. Development Variance Permit No. 7915-0429-00**

7915-0429-00 – Bantakaur Gill  
 c/o Honeybee Centre (John Gibeau)  
 7480 – 176 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F of Part 10 "General Agriculture Zone (A-1)" the minimum west side yard setback on a flanking street is reduced from 30 metres (100 ft.) to 18 metres (59 ft.) for an accessory agricultural building.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0133-00 be approved; that the Mayor and Clerk be authorized to sign the  
 Permit; and that Council authorize the transfer of the Permit to the heirs,  
 administrators, executors, successors, and assigns of the title of the land within the  
 terms of the Permit.

RES.R16-896

Carried

**PERMITS – SUPPORT**

**12. Development Variance Permit No. 7915-0133-00**

7915-0133-00 – City of Surrey  
 c/o City of Surrey (Matt Brown)  
 16596, 16604, 16666 – 24 Avenue and 16615 – 23 Avenue

To reduce the side yard (west) setback from 9.8 metres (32 ft.) to 6.0 metres (20 ft.). This variance is for the protruding second floor which provides an architectural design feature for the proposed South Surrey Operations building.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0133-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final approval of the Development Permit.

RES.R16-897 Carried

- 13. **Temporary Use Permit No. 7910-0306-00**  
 7910-0306-00 – Sukhjeevan Dulay  
 c/o Carpentry Construction (Troy Seale)  
 10766 Scott Road

To allow a temporary truck parking for oversized trucks and trailers  
 that exceed 5,000 kilograms G.V.W. for a period not to exceed three  
 years.

No concerns had been expressed by abutting property owners prior to printing of  
 the Agenda.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Temporary Use Permit  
 No. 7910-0306-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk once the  
 outstanding conditions have been met.

RES.R16-898 Carried

**FINAL ADOPTIONS**

- 14. **"Surrey Close and Remove the Dedication of Highway of a Portion of Road  
 Adjacent to 14433 and 14455 – 70A Avenue and 7053 – 144A Street Bylaw, 2016,  
 No. 18663"**

3900-20-18663 - Council Initiative  
 A bylaw to authorize the closure and removal of dedication of highway of  
 136.4 square metres of unconstructed road allowance adjacent to 14433 and  
 14455 - 70A Avenue and 7053 – 144A Street. The proposed road closure area is  
 intended to be consolidated with the adjacent properties for a proposed future  
 subdivision. In accordance with the *Community Charter*, SBC 2003, c.26, as  
 amended, approval of the disposition of the road will be considered by City  
 Council at a later date.

Approved by Council: March 7, 2016  
 Corporate Report Item No. 2016-R013

The Mayor called for any persons wishing to make representations on Bylaw  
 No. 18663.



There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 14433 and 14455 - 70A  
Avenue and 7053 - 144A Street Bylaw, 2016, No. 18663" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-899

Carried

**15. "Surrey General Rates Levy Bylaw, 2016, No. 18687"**

3900-20-18687 - Council Initiative

A bylaw to provide for the levying of rates for general city purposes and special services for the year 2016 in the City of Surrey.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey General Rates Levy Bylaw, 2016,  
No. 18687" be finally adopted, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal.

RES.R16-900

Carried

**16. "Surrey Special Rates Levy Bylaw, 2016, No. 18688"**

3900-20-18688 - Council Initiative

A bylaw to levy rates in the City of Surrey to provide the cost of special services therein for the year 2016.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Special Rates Levy Bylaw, 2016,  
No. 18688" be finally adopted, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal.

RES.R16-901

Carried

**17. "Roads and Traffic Safety Levy Bylaw, 2016, No. 18689"**

3900-20-18689 - Council Initiative

A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for the year 2016.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Roads and Traffic Safety Levy Bylaw,  
 2016, No. 18689" be finally adopted, signed by the Mayor and Clerk, and sealed  
 with the Corporate Seal.

RES.R16-902 Carried

- 18. "GVRD Tax Requisition Bylaw, 2016, No. 18690"**  
 3900-20-18690 – Council Initiative  
 A bylaw to levy rates in the City of Surrey to provide for the amounts requested by  
 GVRD for the year 2016.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "GVRD Tax Requisition Bylaw, 2016,  
 No. 18690" be finally adopted, signed by the Mayor and Clerk, and sealed with the  
 Corporate Seal.

RES.R16-903 Carried

## INTRODUCTIONS

- 19. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016,  
 No. 18719"**  
 3900-20-18719 – Regulatory Text Amendment  
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to update  
 the bylaw as it relates to off-street parking requirements.

Approved by Council: May 9, 2016  
 Corporate Report Item No. 2016-R096

Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No.R096. Bylaw No. 18719 is therefore in order for consideration.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Text Amendment Bylaw, 2016, No. 18719" pass its first reading.

RES.R16-904 Carried

The said By-law was then read for the second time.

RES.R16-905 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2016, No. 18719" pass its second reading.  
Carried

RES.R16-906 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18719" be held at the  
City Hall on May 16, 2016, at 7:00 p.m.  
Carried

20. **"Water Shortage Response Bylaw, 2004, No. 15454, Amendment Bylaw, 2016, No. 18721"**  
3900-20-18721 – Council Initiative  
"Water Shortage Response By-law, 2004, No. 15454", as amended, is further amended in order to incorporate the revised lawn sprinkling restrictions introduced by Metro Vancouver in 2015.

Approved by Council: May 9, 2016  
Corporate Report Item No. 2016-R091

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R091. Bylaw No. 18721 is therefore in order for consideration.

RES.R16-907 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Water Shortage Response Bylaw, 2004,  
No. 15454, Amendment Bylaw, 2016, No. 18721" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R16-908 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Water Shortage Response Bylaw, 2004,  
No. 15454, Amendment Bylaw, 2016, No. 18721" pass its second reading.  
Carried

The said By-law was then read for the third time.



RES.R16-909 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Water Shortage Response Bylaw, 2004,  
No. 15454, Amendment Bylaw, 2016, No. 18721" pass its third reading.  
Carried

21. **"Surrey Train Whistle Cessation Bylaw, 2012, No. 17535 Amendment Bylaw 2016, No. 18722"**

3900-20-18722 – Regulatory Text Amendment

"Surrey Train Whistle Cessation By-law, 2012, No. 17535" as amended, is further amended to remove references to the requirement for the City to pay the Insurance Premiums for General Liability Insurance at the subject railway crossings.

Approved by Council: May 9, 2016  
Corporate Report Item No. 2016-R092

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R092. Bylaw No. 18722 is therefore in order for consideration.

RES.R16-910 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Train Whistle Cessation Bylaw,  
2012, No. 17535 Amendment Bylaw 2016, No. 18722" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R16-911 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Train Whistle Cessation Bylaw,  
2012, No. 17535 Amendment Bylaw 2016, No. 18722" pass its second reading.  
Carried

The said By-law was then read for the third time.

RES.R16-912 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Train Whistle Cessation Bylaw,  
2012, No. 17535 Amendment Bylaw 2016, No. 18722" pass its third reading.  
Carried

22. "Surrey Parks, Recreation and Culture Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723"  
3900-20-18723 – Council Initiative  
"Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391," as amended, is further amended by replacing Schedule A, Fees and Charges, effective September 1, 2016.

Approved by Council: May 9, 2016

Earlier in the meeting, Council approved the recommendations of Culture Development Advisory Committee. Bylaw No. 18723 is therefore in order for consideration.

It was  
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723" pass its first reading.

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Parks, Recreation and Culture  
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723" pass its first reading.

RES.R16-913 Carried

The said By-law was then read for the second time.

It was  
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723" pass its second reading.

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Parks, Recreation and Culture  
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723" pass its second reading.

RES.R16-914 Carried

The said By-law was then read for the third time.

It was  
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723" pass its third reading.

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Parks, Recreation and Culture  
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2016, No. 18723" pass its third reading.

RES.R16-915 Carried

I. CLERK'S REPORT

- 1. **2017 Council Meeting Schedule**  
File: 0550-20-01

Memorandum from the City Clerk recommending Council adopt the proposed 2017 Council Meeting Schedule. The annual Council Meeting Schedule has been developed to accommodate our various statutory obligations and the annual FCM, UBCM and LMLGA Conferences for Council's consideration.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council adopt the 2017 Council Meeting  
Schedule.

RES.R16-916 Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

- 1. **Tree Protection Bylaw and Green Fund**  
File: 6300-01

Council requested an opportunity to review the Tree Protection Bylaw as it relates to the Green Fund contribution policy.

L. ADJOURNMENT

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the May 2, 2016 and reconvened May 9,  
2016 Regular Council - Public Hearing meeting be adjourned.

RES.R16-917 Carried

The Regular Council - Public Hearing meeting adjourned at 5:29 p.m. on May 9, 2016.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner